



CITY PLANNING COMMISSION MEETING AGENDA
November 10, 2015

12:00 PM Lunch and Learn

- A. History of Downtown America – Chris Whitney, CFM, Management Analyst I

1. Call to Order/Roll Call

2. Presentations (*may continue after the 1 PM ARB items if necessary*)

- A. Vision 2100 – Jeremy Sharp, AICP, Principal Planner
B. [Complete Streets](#) – Paula Shea, AICP, Principal Planner

3. 1:00 PM Architectural Review Board item Action

A. Private Projects

1. 420 Monticello Avenue—Makeup by Kim Nicole

Applicant: Cardinal Sign Corporation

Project Request: Install a business sign

Project Summary: The applicant proposes to paint the sign band area black and have internally illuminated letters that read: “*Makeup by Kim Nicole*”. The letters are installed on a raceway that is painted black to match the wall. Overall, the sign would measure eighty-six inches wide by approximately forty-three inches tall.

ARB Recommendation: By a vote of 8-0, the ARB recommends approval for the application as presented, with the following recommendation:

- Center the sign over the entrance door area.

2. 1902 Colley Avenue—Pimento

Applicant: Dorothy Lovell

Project Request: Outdoor dining and sign encroachment into the public right-of-way

Project Summary: This application has outdoor dining and a business sign that encroaches into the public right-of-way. They are proposing to encroach eight feet, five inches out from the building into the city sidewalk by fourteen feet, one inch in width. The proposed layout steps back on the north side and projects six feet out from the building. This will add three tables with four connected benches. The table tops and bench seats are a composite wood material connected to a black metal base. Round umbrellas in red are proposed for each table. The railing will be a total of thirty-six inches in height. It is proposed to be a black aluminum square picket with a smooth continuous railing across the top. There is a gate proposed to match that is directly across from the entry door.

ARB Recommendation: By a vote of 8-0, the ARB recommends approval for the application as presented.

B. Private Project *(on property acquired from the City)*

1. 494 St. Paul's Boulevard—St. Paul's Apartments

Applicant: City of Norfolk

Project Request: New construction, multi-family housing

Project Summary: This project has come before ARB on several occasions with substantial design changes since their December submission. The applicant has relocated some of the buildings to concentrate them along Wood Street, St. Paul's Boulevard, and Bute Street. The design has changed making the buildings three story which spreads out the massing over the site. The units that front the streets on the first level have individual entrances to the street some of these entrances are in the rear also. This gives a townhome appearance from the street making for an active pedestrian interaction between the buildings and the sidewalk. This design has reduced the fencing and fortress effect of the previous designs. The upper floors have access through the rear and have been enclosed. A buff colored field brick has been added for contrast.

The applicant came before the ARB on October 19, 2015 and the ARB asked for a resolution to the following items:

- Study the building on the southwest corner (which is the office) to find a way to increase the verticality either with a second story or alterations of the rooflines;
- look at the tower that is on the northwest corner how it is finished at the top;
- continue to work with WPA and Ray Gindroz on the rear elevations;
- more articulation for the windows;
- consider changing the color of the awnings on that one-story building (southwest corner);
- submit details of the fencing style and the location(s).

In response to the above items, the applicant has submitted the following information:

- The applicant has removed the awning in the previous design, extended the height of the exterior walls while maintaining one floor on the interior; added windows; and metal canopies to look like it is a two-story building;
- Removed the tower at the northwest corner entirely;
- Added more detail to the rear elevations;
- Will bring a different window sample to the meeting;
- Went from metal standing-seam awnings to steel canopies;
- The fencing style is an aluminum picket style with a smooth rail across the top, anchored by brick piers to match the buildings and a location site plan has been submitted.

ARB Recommendation: By a vote of 8-0, the ARB recommends approval for the application as presented, with the following recommendations:

- The applicant uses the proposed design of the office corner that was presented at the ARB meeting on November 9, 2015;
- The windows have exterior simulated divided lites (SDL) for better window definition and shadow lines.

C. Public Project

2. Pritchard Street—Premium Outlet Pump Station

Applicant: City of Norfolk

Project Request: New construction pump station

Project Summary: The Norfolk Premium Outlets will be located on the northern portion of the existing Lake Wright golf course property off of Northampton Boulevard. The pump station is being constructed to service this development. The design intent of the proposed elevation is to connect the pump station with the Outlet's Colonial inspired design. The pump station is much smaller in scale and with its' remote location the applicant is proposing a brick veneer and simulated slate shingles. The material selection matches the materials and color palette that will be used throughout the project. The pump station will measure 18' wide by 21'-4" deep and 19'-4" high at the chimney overall. A City of Norfolk seal is proposed on the Northwest elevation. They are proposing a wood shadowbox style fence with landscaping to buffer the view of the pump station. The applicant is proposing the following landscaping:

Plant Schedule for Premium Outlets Pump Station

Species	Quantity	Type	Size
Lavender Crape Myrtle Multi-Trunk	3	Tree	6'-8' height min.
Carissa Holly	5	Shrub	18" height min.
Chindo Viburnum	33	Shrub	18"-24" height min.
Shredded Hardwood mulch		Ground Cover	

ARB Recommendation: By a vote of 8-0, the ARB recommends approval for the application as presented.

4. Downtown Development Certificate Action

A. Ghent Arts Apartments – 117 W. Virginia Beach Boulevard

5. Initiate General Plan Amendment Action

A. Complete Streets

6. Reaffirm CPC Recommendation Action

A. Westside Marketplace

7. Vote on 2016 CPC calendar Action

A. CPC Field Trip, Mid-month and Public Hearing meetings

(Presentations will continue here if not completed at earlier scheduled time)

8. Public Hearing Preview

9. Director's Comments

A. Council Actions

10. Comments from Commissioners

11. December 2015 Meeting Schedule

Wednesday, December 2, 2015

1:00 PM Zoning Field Trip

Thursday, December 10, 2015

12:00 PM Regular Meeting

2:30 PM Public Hearing Meeting

Design Review applications for items scheduled for the City Planning Commission meeting, exclusive of information only items, can be viewed at the website below:

www.norfolk.gov/ARB